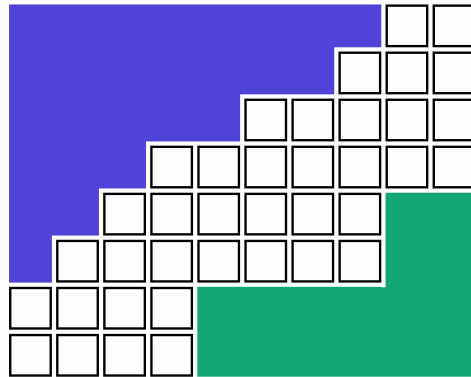


LAKE COUNTY



PLANNING COMMISSION

2010 Annual Report





From the Director's Desk

March 2010

Dear Friends,

Time flies when you're having fun! 2010 was an extremely busy and productive year for the Commission. I invite you to review the 2010 Lake County Planning Commission Annual Report. While the economy continued to impact the subdivision side of our operation, our comprehensive planning and zoning consultation program continued to expand. In addition to the services provided to our five great Townships, staff provided technical assistance to multiple municipalities throughout the County.

In January, we began the Eastern Lake County Coastal Tributaries Balanced Growth Plan with active participation from the six communities in the study area (See page 2 for more information). This project is funded with a \$100,000 grant from the Ohio Lake Erie Commission and the Ohio Water Resource Council. Furthermore, the project is one of only five projects funded in the entire State of Ohio. The project will be completed in December of 2011.

Staff, along with other community officials, spent a considerable amount of time with various US Census liaisons preparing for and implementing Census 2010. This work paid off with a response rate in Lake County of approximately 81%. The National and Ohio response rates were 74% and 78% respectively. As we enter the Spring of 2011, we will keep you informed to the release of the new 2010 data...it will be interesting.

The second half of the year marked a new era for the office as we began to work jointly with the Lake County Federal Grants office to administer a number of exciting projects. Our staff is actively involved in the Community Development Block Grant Program (CDBG), Neighborhood Stabilization Program (NSP), and Department of Energy's Energy Efficiency Program (EECBG).

I encourage you or a representative of your organization to attend the 6th Annual Northeast Ohio Planning and Zoning Workshop on June 24th, 2010 held at the Lodge and Conference Center in Geneva-on-the-Lake. The workshop provides a low cost educational opportunity for elected officials, planning/zoning boards and professional and citizen planners.

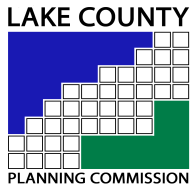
Feel free to contact me if I can be of assistance to you in the future or simply stop by our office to say hi. I look forward to meeting you and introducing our team.

"It's not the plan that's important, it's the planning." Dr. Gramme Edwards

Sincerely,

A handwritten signature in blue ink, appearing to read "JWB", with a stylized flourish at the end.

Jason W. Boyd
Director



PLANNING COMMISSIONERS MEMBERS

	◆		◆
	◆	Stephen J. Adams <i>Alt. Lee Bodnar</i>	◆
Vanessa T. Pesec, <i>Chair</i> <i>Alt. Peter Ferrante</i>	◆		◆
	◆	Timothy C. Brotzman <i>Alt. Darrell Webster</i>	◆
	◆		◆
Geraldine F. Hausch, <i>V. Chair</i> <i>Alt. Evelyn Ross</i>	◆	Richard J. Morse <i>Alt.. Richard Terriaco</i>	◆
	◆		◆
Jason W. Boyd, <i>Secretary/</i> <i>Director</i>	◆	Russell D. Schaedlich <i>Alt. David Franz</i>	◆
	◆		◆
	◆	Walter R. Siegel	◆
	◆		◆
	◆	Randall H. Zondag	◆

STAFF

Jason W. Boyd, *Director*
David Radachy, *Senior Planner*
Elaine Truesdell, *Office Administrator/Manager*
Ann Myers, *Administrative Assistant*

LAND USE AND ZONING COMMITTEE

Richard Terriaco, <i>Chair</i> —Concord Township	Laura Diak, <i>Vice Chair</i> —Madison Township
David Radachy, <i>Secretary</i>	
Lee Bodnar—Painesville Township	Aven Malec—Perry Township (2/23/10— <i>Present</i>)
Lora Diak—Madison Township	Richard Morse—Painesville Township
C. Richard Hullihen—Concord Township	Evelyn Ross—Leroy Township
Jeff Kenyon—Leroy Township	Richard Terriaco—Concord Township
Jerome Klco—Madison Township	Mark Welch—Perry Township

LAKE COUNTY COASTAL PLAN COMMITTEE

Jason Boyd - <i>Chair</i>	Bruce Landeg— <i>Vice -Chair</i>	Vince Urbanski— <i>Secretary</i>
Larry Advey	Mark Cicero	Deborah Neale
Harry L. Allen, Jr.	Todd Davis	Larry Reichard
Lee Bodnar	Ellen Foley Kessler	Mark Rising
Amy Brennan	David Gilmer	Charles Stephenson
(Alt. Mindy Hayes)	Angela Keneven-Zanella	Lorrie Taylor
Al Buescher	Ed Klco	Darrell Webster
Mark Cain	Bob Martin	Mark Welch
James Cardina	David McGuirk	Robert Zeitz



Comprehensive Planning & Statutory Duties

Federal Grants Office

During the early Fall of 2010, a large portion of the Federal Grants Office duties were transferred to the Planning Commission. Staff spent the fourth quarter of 2010 working on the following programs:

Community Development Block Grant Program

As an entitlement community, The Board of Lake County Commissioners annually receives over \$1,000,000 from the U.S. Department of Housing and Urban Development (HUD) for a wide range of vital public improvement, services and economic development activities. Per the HUD requirements, 70% of these funds must benefit low-moderate income persons throughout Lake County and meet one of three National Objectives:

- ❖ Benefit Low and Moderate-Income Persons.
- ❖ Prevent or Eliminate Slums or Blight.
- ❖ Meeting Urgent Needs.

To distribute these funds, the Board of Commissioners solicits applications for funding on an annual basis. These applications are reviewed in the context of the applicable HUD requirements (as noted above) to verify eligibility and also its consistency with the County's Consolidation Plan.

Our staff works closely with the approximately twenty organizations who receive funding to ensure project compliance with the original application and prepare the necessary HUD reports and planning documents.

In 2011, staff will become more engaged in all aspects of the program from application to on-the-ground project implementation. We will also examine the long-term direction of the program and evaluate alternative funding opportunities.

Neighborhood Stabilization Program

In 2008, as a result of the Housing and Economic Recovery Act of 2008 (HERA), the Board of Lake County Commissioners were awarded \$3.4 million to implement the Lake County Neighborhood Stabilization Program (NSP). The NSP provides funds to purchase foreclosed, abandoned or blighted residential properties for rehabilitation and/or demolition and on-site rebuilding. This improved real estate is then leased or sold to interested individuals or families.

During 2010, Planning staff and the Finance Department assumed the administrative duties of this program. Initial work focused on training, securing new (or amending existing) development agreements, budgeting, federal reporting and overall project supervision.

Our project partners include the Western Reserve Community Development Corporation and Extended Housing, Inc. Our redevelopment efforts are focused in Eastlake, Painesville and Fairport Harbor.

In 2011, we will be able to report on successful case studies.

Energy Efficient Community Development Block Grant

Similar to the NSP program, the Planning staff and Finance Department assumed the administrative duties of the Department of Energy's Energy Efficiency Program. The Board of Lake County Commissioners was awarded \$744,000 to improve energy efficiency throughout Lake County's building inventory. This project includes upgrades to lighting fixtures, windows, air conditioning and heating infrastructure and an infrared camera to conduct a comprehensive energy audit of all county buildings.

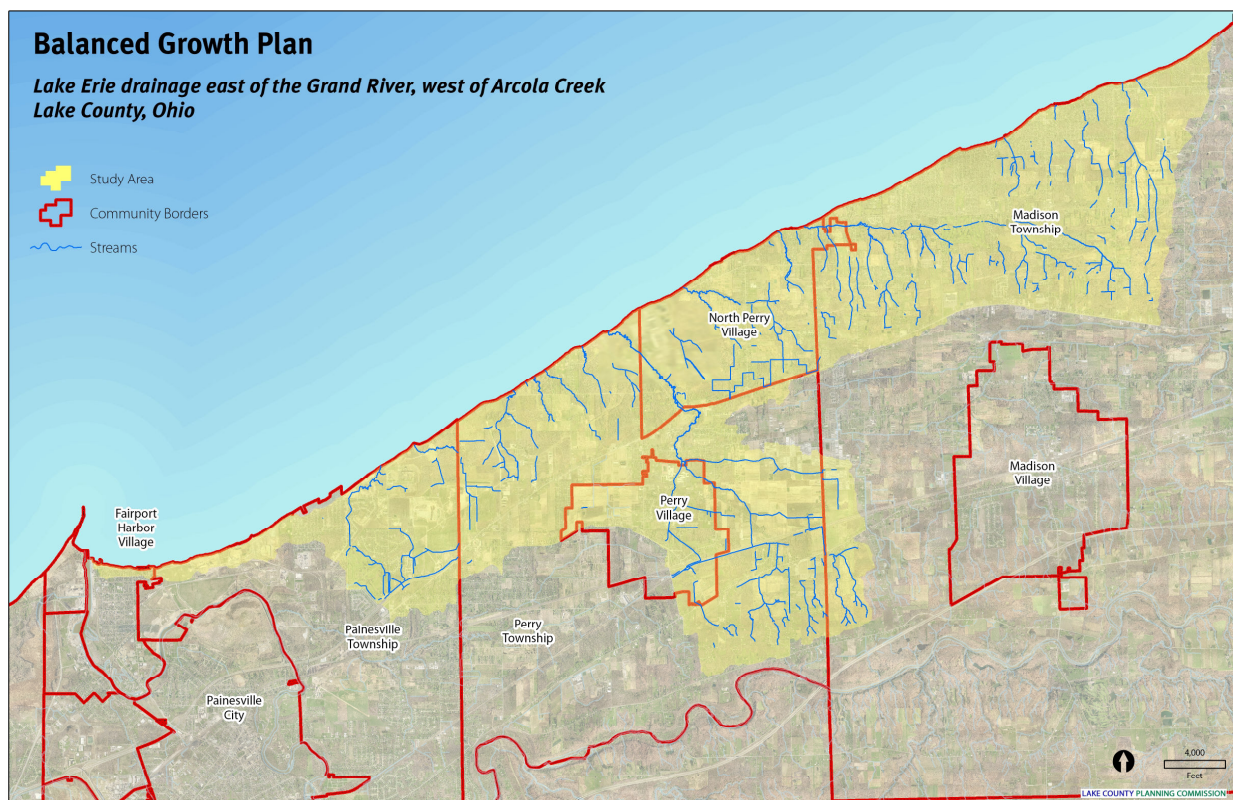
Comprehensive Planning & Statutory Duties

Balanced Growth Initiative Grant

Eastern Lake County Coastal Tributaries Balanced Growth Plan

The Planning Commission, along with the Lake County Soil and Water Conservation District, Lake County Stormwater Management Department, Lake County GIS Department and the Chagrin River Watershed Partners began the initial phases of the *Eastern Lake County Coastal Tributaries Balanced Growth Plan (ELCCTBGP)*.

Funded by the Ohio Lake Erie Commission, the ELCCTBGP will be a locally driven land use plan based on a watershed boundary (as opposed to community borders) that includes the communities of Madison Township, North Perry Village, Perry Village, Perry Township, Painesville Township and Fairport Harbor Village.



The plan will utilize geographic information systems (GIS) to map natural, structural and environmental variables in order to create a "landscape portfolio" of the watershed. The maps will be used to assist the individual communities in identifying Priority Conservation Areas (PCA) and Priority Development Areas (PDA) and Priority Agricultural Areas (PAA). Furthermore, the plan will serve as a tool that understands the need for development opportunities and economic growth yet places high value on the natural and environmental characteristics of the watershed.

It is important to note this plan does not override any local zoning or subdivision regulations. Rather it is a tool to bring multiple communities together to address common variables, concerns and strategies associated with long-term land use and its impact on the communities and region.

The final plan will be available in December 2011.

Comprehensive Planning & Statutory Duties

Community Zoning Assistance

Staff has worked with several communities on planning and zoning issues this year. Of note, we assisted Willoughby City with a new lakefront zoning district that would allow for new residential and commercial uses along Lake Shore Boulevard and Lost Nation Road.

Fairport Harbor Village and the Planning Commission entered into an agreement to provide planning services. Over the past year, staff has assisted the Village in creating a new mixed-use waterfront overlay district. In 2011, we plan to focus on bringing various sections up to date. These section updates will address various issues such as wheelchair ramps and tattoo parlors.

The Planning Commission and its staff continue to assist the townships of Lake County in reviewing and making recommendations on zoning change issues at their request. We also help them to shape new ideas into well-planned regulations for their zoning resolutions such as riparian setbacks, alternative energy and common access driveway developments.

Lake County Coastal Plan Implementation



Progress continues in the implementation of the Lake County Coastal Development Plan. In 2010, Perry Township Trustees completed the initial phase of coastal improvements at the Perry Township Community Center. This phase included the regrading of a severely eroding stretch of coastline. The improvements provide a fantastic viewshed of Lake Erie. In 2011, Perry Township will be examining the possibility of constructing additional beach area via the installation of offshore barrier modules.

To the east, at Madison Township Park, the Board of Trustees began the design and engineering of a beach enhancement project. This project will remove existing, non-traditional protection structures and replace them with offshore barriers to create a new public beachfront area.

In 2010, the City of Willoughby was awarded a Coastal Management Assistance Grant from the Ohio Department of Natural Resources to prepare a master park plan for Osborne and Sunset Parks along their stretch of the coast. This plan will be prepared throughout 2011.

A detailed report of all the projects will be available in the 2011 Annual Report...stay tuned.

Did You Know?

There are 50 ways compiled U.S. Census figures are used. Here are a few we use:

- ❖ Analyzing local trends—a planning tool.
- ❖ Strategic coastal planning and public access.
- ❖ Evaluating programs in different geographic areas.
- ❖ Mapping development of rural and suburban areas.
- ❖ Statistical reporting in community comprehensive planning.
- ❖ Determining areas eligible for housing assistance and rehabilitation loans.
- ❖ Directing funds for services of people in poverty.

Land Use Activity

Major & Minor Subdivision Activity

Subdivision Items Reviewed by the Planning Commission

- ❖ One lot split plat: Re-subdivision of Sublot 14 Villa Grande Estates, Painesville Twp. was approved.
- ❖ Nature Preserve North, Phase 4 Preliminary Plan – Concord Township (No action taken by the Board; tabled by developer.)
- ❖ Two variances for the Nature Preserve North, Phase 4 Preliminary Plan – Concord Township (No action taken by the Board; tabled by developer)
- ❖ Final Plat extensions for Summerwood Phases 3 and 4 and Mountainside Farms Phase 4 – Concord Township (Granted.)
- ❖ An extension for Crossroads of Summerwood Preliminary Plan – Concord Township (Granted.)
Two variances were also granted to allow land to be divided through the minor subdivision process for agriculture purposes.

Proposed Sublots

- ❖ No new proposed sublots.
- ❖ There are 491 proposed sublots currently in the approval process.



Recorded Subdivisions

- ❖ One 22 lot in Orchard Springs, Phase 1 Subdivision was recorded - Concord Township.
- ❖ The plat for the re-subdivision of Sublot 14 in Villa Grande Estates was recorded. This created an access point to the adjacent common open space.

Minor Subdivisions

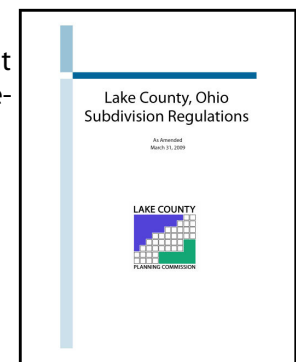
- ❖ 15 new sublots were added to the property tax roll in 2010 through the minor subdivision process.
- ❖ Staff reviewed and approved 18 other minor subdivision land transfers.

County Subdivision Regulations Updates

Lake County Subdivision Regulations Changes 2010

There have been several issues in the Lake County Subdivision Regulations that were identified by the Planning staff, the County Engineer's staff and/or the Prosecutor's staff over the past two years that need to be corrected. These include:

- ❖ Clearing and grading of subdivision sites.
- ❖ Collecting inspection fees.
- ❖ Requiring the developer to provide a maintenance surety or bond.
- ❖ Confusion with the title of the 110% Construction Surety.
- ❖ Responsibility of removal of a temporary cul-de-sac.
- ❖ The length of the maintenance period.





Land Use Activity

County Subdivision Regulations Updates Cont'd.

Other issues as identified by the Planning Commission as requiring action to be taken in the Regulations during their monthly meetings were:

- ❖ Final plat extensions
- ❖ Preliminary plan extensions

These issues have been reviewed by the staff who are preparing summaries and possible revisions. These white papers are available for public review.

Land Use and Zoning Summary

Types of Amendments Reviewed by the Planning Commission Staff

- ❖ Text Amendments: any change to the language of a township zoning resolution.
- ❖ District Amendments: any change to the zoning map of a township.
- ❖ Alternative Energy and Agriculture Regulations were common themes in 2010.
- ❖ Concord Township rezoned land to new district types that were created in 2009.

Community	Text	District	Total
Concord Township	15	2	17
Leroy Township	7	0	7
Madison Township	3	0	3
Painesville Township	6	0	6
Perry Township	9	0	9
Total	40	2	42

Landscape Committee

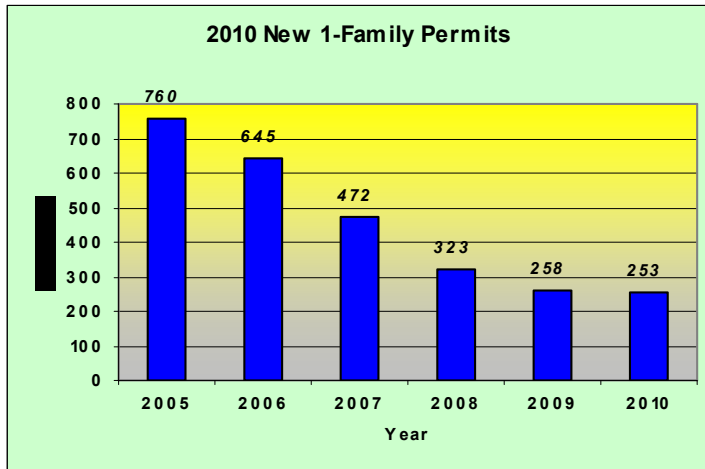
The Lake County Planning Commission created the Landscape Committee to develop a "Landscaping Technical Guide" that would help local boards create regulations or help improve, administer, and enforce their current landscaping regulations. This technical guide would give local communities tips on how to write zoning regulations, it would also help them understand plant materials, how to implement proper buffering and how to integrate other landscaping items such as fences and rocks.

The members of the Committee are:

Vanessa Pesec
Tim Brotzman
Randy Zondag
Andy Sparks

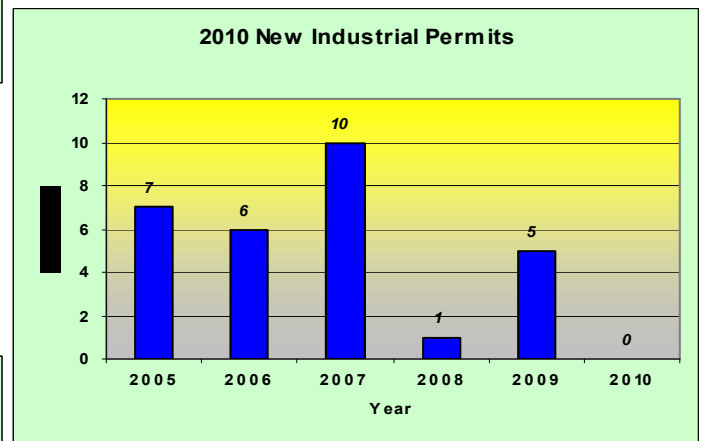
Countywide Building Permits

Progress Seen in New Building Permits in 2010



The new single-family building permit units in Lake County remained almost even in 2010 when compared to 2009. The shortfall was only 5 units. This is the first time since 2005 the count hasn't fallen by a large number, which gives us reason to be hopeful in 2011. See the New 1-Family Building Permits chart to the left.

However, new Industrial permit counts were down to nothing in 2010. The chart to the left shows the number of industrial units recorded by this office in the same six-year period of 2005 to 2010.



Since 2009, the new business/commercial building unit permits have increased in number from 9 to 23. The number of permits for new business/commercial units have been rather sporadic since 2005, with 2007 being the highest number of units in the six-year period shown on the chart to the right.

Public Officials Directory

The Public Officials Directory is updated and published yearly through this office and should be completed by the end of March 2011. A printed copy of the Directory can be purchased at the Planning Commission office for \$5.00 or it can be downloaded in sections from our website at www.lakecountyohio.gov/planningcommission.

Public Information Services

Census Services

The Lake County Planning Commission was a Census 2010 Partner. 2010 Census Partners are government, non-profit, corporate or community organizations that have formally pledged their commitment to share the 2010 Census message and mobilize their constituents in support of the Census Bureau's goal of achieving a complete count.

Over the past year, the staff has participated in the Participant Statistical Areas Program (PSAP) and the Boundary and Annexation Survey (BAS) Programs. The PSAP is the U.S. Census Bureau program that provides local officials with the opportunity to review and revise statistical geographic entities in preparation for the 2010 Census. The program includes census tracts, block groups, census designated places, and census county divisions. The staff reviewed all the census tracts, blocks and block groups to verify that they meet the minimum and/or maximum requirements set by the Census Bureau.

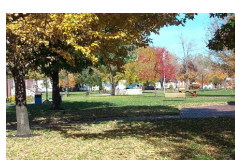
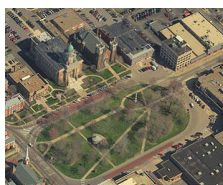
The U.S. Census Bureau conducts the Boundary and Annexation Survey (BAS) annually to collect information about selected, legally defined geographic areas. The BAS is used to update information about the legal boundaries and names of all governmental units in the United States. The boundary information collected is used in the BAS to tabulate data for the decennial and economic census figures, as well as annual estimates and surveys such as the Population Estimate Program and the American Community Survey.

The Census Bureau mails BAS materials in December of each year to all federally recognized American Indian areas, governmental counties (and equivalent areas), incorporated places, consolidated cities, and governmental Minor Civil Divisions (MCD). The staff reviews the BAS for the Lake County Commissioners to ensure all community boundaries are accurate.

Lake County Fair Booths

The Planning Commission staff spends time each year to oversee the booth layout of those Lake County agencies you find in the Industrial Building at the Lake County Fair in Painesville Township. The Lake County Commissioners' display booth is prepared by our staff along with a few hours of their time to greet the visitors and answer their questions. Our responsibilities also extend to scheduling other County employees who offer to help man the booth.

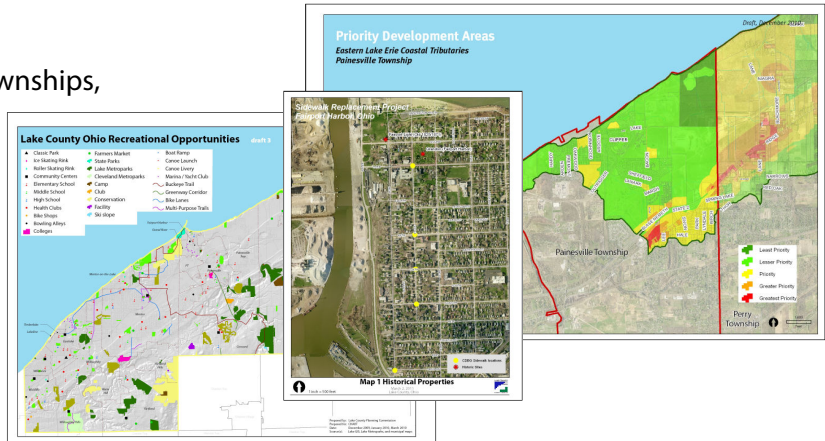
Come & Visit Our Lake County Parks



Public Information Services

Mapping & GIS Services Available:

- ❖ Aerial Photography
- ❖ Topographic Maps
- ❖ House Number Maps for the five townships, Kirtland Hills, and Waite Hill
- ❖ Coastal Erosion Maps
- ❖ Wetland Maps
- ❖ Land Use Maps
- ❖ Zoning Maps
- ❖ Customized Mapping



Consultant Services Available:

- ❖ Community Zoning Assistance
- ❖ Special Mapping and GIS Information
- ❖ Land Use Studies and Reports
- ❖ County and Community Populations & Other Demographics
- ❖ Comprehensive Planning
- ❖ Shoreline Planning
- ❖ Census Information
- ❖ Countywide Building Permit Data

Publications Available at:

www.lakecountyohio.gov/planningcommission

- ❖ Public Officials Directory
- ❖ Lake County, Ohio Subdivision Regulations
- ❖ Annual Reports
- ❖ Lake Views (Planning Newsletter)
- ❖ Coastal Development Plans



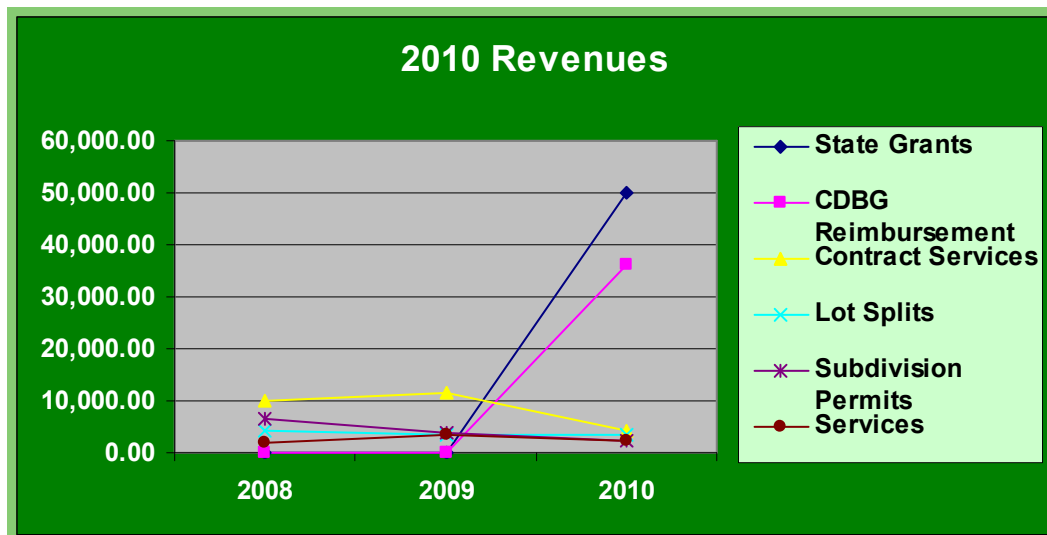
2010 Budget

2010 Expenditures and Revenues

Appropriations & Expenditures		Appr. %
TOTAL APPROPRIATIONS	\$325,558	
EXPENDITURES:		
Salaries, Benefits	\$258,558	79.50%
Supplies & Expenses	2,558	0.79%
Travel, Mileage	1,287	.40%
Contracts	2,520	.77%
Sub-Grantee Projects	48,750	14.99%
Equipment	100	0.03%
Postage, Printing	2,237	0.69%
Other Expenses	790	0.24%
Education	0	000%
Software & Info Tech	1,830	0.56%
TOTAL EXPENDITURES	\$318,630	97.97%
REMAINING BALANCE	\$6,600	

We received \$98,200 in revenues from the following sources:

- ❖ \$50,000 Balanced Growth grant for the Eastern Lake County Coastal Tributaries Plan;
- ❖ \$35,987 CDBG reimbursement for staff salaries;
- ❖ \$4,165 for contract services including Fairport Harbor Village for zoning administration;
- ❖ \$3,550 for lot splits;
- ❖ \$2,275 for subdivision permits;
- ❖ \$1,180 for the Public Officials Directory;
- ❖ \$1,040 for services; and
- ❖ \$3 for copying fees.





2010 Budget

2010 Committees / Meetings/ Seminars & Workshops

The following list of meetings, conferences and related organizations demonstrates the involvement of the Planning Commission members and staff in diverse planning related activities:

Access Management Discussions	L. C. Subdivision Reviewers
Ashtabula Coastal Planning	L. C. Utilities Appeal Board
Balanced Growth Initiative Plan	Lake County Development Council Economic Forum
Continuum of Care Committee	Lake Metroparks Bike Trail
Census 2010 Local Update of Census Addresses	Lake Metroparks Greenway Stakeholders
Chagrin River Watershed Partners	Lake Metroparks Steering Committee
Chart Committee-L. C. Gen. Health Dept.	Laketran Board of Directors
Cleveland Planning & Zoning Workshop	Land Use and Zoning Committee
Coastal Resources Advisory Council	Landscape & Regulations Committee
Community Development Block Grant Program & Training	Madison Township Coastal Planning
Community Health Action Response Team	Mentor City Manager
Energy Efficiency Meeting	NE Ohio Planning & Zoning Workshop
Eastlake Coastal Projects	Neighborhood Stabilization Program
Fairport Harbor Board of Zoning Appeals	Neighborhood Stabilization Program Training
Fairport Harbor Council	NOACA Governing Board
Farmland Committee-Fund for Future	NOACA Transportation Advisory Committee
GIS Mapping Analysis	Painesville City Streetscape Plan
Great Lakes Restoration Initiative	Painesville Township Zoning Commission
Kent State Field Trip	Perry Township Park Coastal Planning
L. C. Board of Commissioners Meetings	PSAP Training
L. C. Coastal Plan Committee	Safe Routes to School
L. C. Development Council Meetings	United Way
L. C. EOC (Hazard Mitigation Planning)	Western Reserve Community Development Corp.
L. C. Port Authority	Western Reserve Land Conservancy
L. C. Soil & Water Conservation District Annual Mtg.	Willoughby Planning Commission
L. C. Stormwater Management Dept.	Zoning Inspector Luncheon
	Zoning Law Review (CSU)